

WILKINSON

Estate Agents, Sales, Lettings & Property Management



1 Horace Road London, E7 0JG £2,200 Per month

Situated on the sought-after, tree-lined Horace Road in the highly desirable 'Village Area' of Forest Gate, this charming Victorian two-bedroom semi-detached house offers both character and modern convenience.

Upon entering, you are welcomed by a hallway that leads into a spacious living room with ample dining space. The dual-aspect windows allow natural light to flood the room, creating a bright and airy atmosphere. The room also features a handy under-stairs storage cupboard. The well-equipped kitchen boasts eye- and base-level units, a gas hob with an extractor hood, and a built-in oven, along with freestanding appliances, including a fridge freezer, washing machine, and dishwasher. To the side the south-facing garden measures approximately 25 feet by 25 feet and has been thoughtfully paved for low-maintenance outdoor living – perfect for relaxing or entertaining.

Upstairs, the first floor offers two generously proportioned double bedrooms, both benefiting from an abundance of natural light. Completing the property is a spacious family bath and shower room, designed for a families needs.

Horace Road is set within close proximity to many great amenities such as Forest Gate's Elizabeth Line (which provides access to Liverpool Street in just 14 minutes), and Wanstead Park train stations. In addition to excellent transport links, many great amenities are only a stone's throw away which include cafes, bars, and restaurants including The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree. You will also find many great community hubs close by, such as Forest Gate Works and The Reformery Pilates. Horace Road also benefits from being within the catchment for Woodgrange Infant School and Godwin Junior School.

Available now, Unfurnished. (Please Enquiry Via Email).

1 Horace Road, London, E7 0JG

Ground Floor

Hallway

Living/Dining Room

21'0 into bay x 13'7 at widest (6.40m into bay x 4.14m at widest)

Kitchen

5'11 x 8'9 (1.80m x 2.67m)

First Floor

Bedroom One

11'5 into bay x 15'9 into alcove (3.48m into bay x 4.80m into alcove)

Bedroom Two

11'5 x 6'4 (3.48m x 1.93m)

Bath/Shower Room

9'0 x 10'7 (2.74m x 3.23m)

Exterior

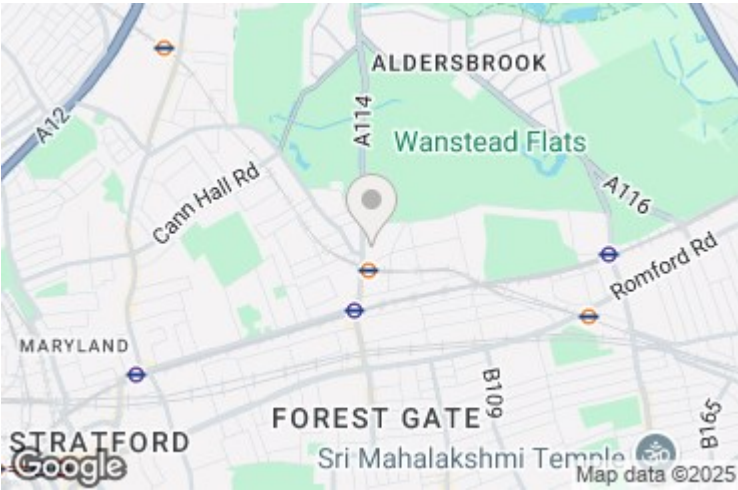
Garden

25'0 x 25'0 approximately (7.62m x 7.62m approximately)

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		